

## Swanston, Denise

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**From:** ravi k <[REDACTED]>  
**Sent:** Monday, April 01, 2019 6:59 PM  
**To:** Public Hearing  
**Subject:** 2715 West 12th Av.,

Dear Sir/ Madam,

I am writing with respect to the proposed zoning change to the above address. I have three main concerns

- a. Safety - There have been lots of accidents over the years at this location as the road curves in front of this property and visibility is restricted. Add to the fact that the developer is not providing parking, everyone is going to park on the street, thereby further restricting visibility which will lead to more accidents.
- b. Parking - With 14 units proposed and assuming that some households will have more than one car and also taking in to consideration guests and visitors to the development - we can expect a minimum of 25 cars. As a long term resident, I can say with absolute certainty that so many cars cannot be accommodated around the development. To make matters worse, lots of single family dwellings are planning to build lane way houses and secondary suites adding to the congestion.
- c. Zoning - I am aware that the city is freezing rezoning for 800m on both sides of West Broadway to avoid speculation by developers. This property falls within the 800m zone. I don't understand why this rezoning is being squeezed through for For-Profit housing.

Thank you for your time and consideration.

Regards,  
Jas K.

## Burke, Teresita

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**From:** Nigel Witt <[REDACTED]>  
**Sent:** Tuesday, April 02, 2019 1:41 PM  
**To:** Public Hearing  
**Subject:** Public Hearing re: 2715 West 12th Avenue

To whom it may concern;

I am writing to you with regard to the public hearing scheduled for Tuesday, April 2 at 6:00 p.m. about the proposed development of the site at 2715 West 12th Avenue. Unfortunately I will be unable to attend the public hearing but I hope that this letter will find it's way to those conducting the hearing.

My family and I live at [REDACTED] which is directly across the street from the proposed development. My understanding from the notice that I received is that the proposal is for two 3.5 storey townhouse buildings containing 14 rental units. My concern is not so much with the development itself, as I appreciate the need for more rental housing in this city, but with the lack of off street parking in the proposal. My house, along with many of my neighbours, does not have off street parking and we rely on the availability of street parking. The parking on our stretch of West 12th Avenue is unregulated and we have been very fortunate to be able to find available parking in front of our house most of the time. Living across the street has given me the opportunity to observe the parking situation in front of the proposed site over the last several months. What I have noticed is that on any given day there seems to be space available on the street in front of the proposed site for about 8-10 cars. With two spots taken up by car share parking spaces as suggested in the proposal this leaves approximately 6-8 parking spaces available for the 14 units. My concern is that the overflow parking from the new development could end up on adjacent streets making it difficult for those of us living in the neighbourhood to find sufficient parking. Also with no pedestrian light on West 12th Avenue at Stephens if we find ourselves parking on the opposite side of the street because there is nothing available on our side it makes things that much more difficult. I have had the opportunity to speak to several of my neighbours about this proposed development and while some have expressed concern over the density of the units and the building itself the overall concern is with the lack of off street parking. I think it is not unreasonable for a development of this size to include off street parking for some, if not all, of the proposed units.

Thank you for considering my concerns.

Nigel Witt  
[REDACTED]